

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				801 FY2025 BARNSTABLE, MA VISION
AMARAL, DIANNE L 265 MEGAN ROAD HYANNIS MA 02601		1 Level	2 Public Water	1 Paved		Description	Code	Assessed	Assessed	
			4 Gas			RESIDNTL	1010	292,100	292,100	
			6 Septic		4	RES LAND	1010	135,000	135,000	
SUPPLEMENTAL DATA						Total				427,100
Alt Prcl ID		Split Zonin		Plan Ref.						
BID Parcel		ResExpt Q YES:		Land Ct# 27099-B (SH 3)						
#DL 1 LOT 16		#DL 2		Life Estate						
GIS ID F_983376_2701397				PP STATU						
				Assoc Pid#						

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRIC	VC	PREVIOUS ASSESSMENTS (HISTORY)						
AMARAL, DIANNE L		C210970	0	10-12-2016	U	I	100	1A	Year	Code	Assessed	Year	Code	Assessed
AMARAL, CHARLES & DIANNE		C65074	0	07-30-1975	U		0		2025	1010	292,100	2024	1010	289,700
										1010	135,000	2023	1010	250,600
									Total		427,100	Total		424,700
									Total		380,100	Total		380,100

EXEMPTIONS			OTHER ASSESSMENTS					APPRAISED VALUE SUMMARY					
Year	Code	Description	Amount	Code	Description	Number	Amount	Comm Int	This signature acknowledges a visit by a Data Collector or Assessor				
2018	5C	RESIDENTIAL EXEMPTION	0.00						Appraised Bldg. Value (Card) 248,600				
Total			0.00						Appraised Xf (B) Value (Bldg) 42,700				

ASSESSING NEIGHBORHOOD			
Nbhd	Nbhd Name	B	Tracing
0104			Batch HYAN

NOTES									
<p>Appraised Land Value (Bldg) 135,000</p> <p>Special Land Value 0</p> <p>Total Appraised Parcel Value 427,100</p> <p>Valuation Method C</p> <p>Total Appraised Parcel Value 427,100</p>									

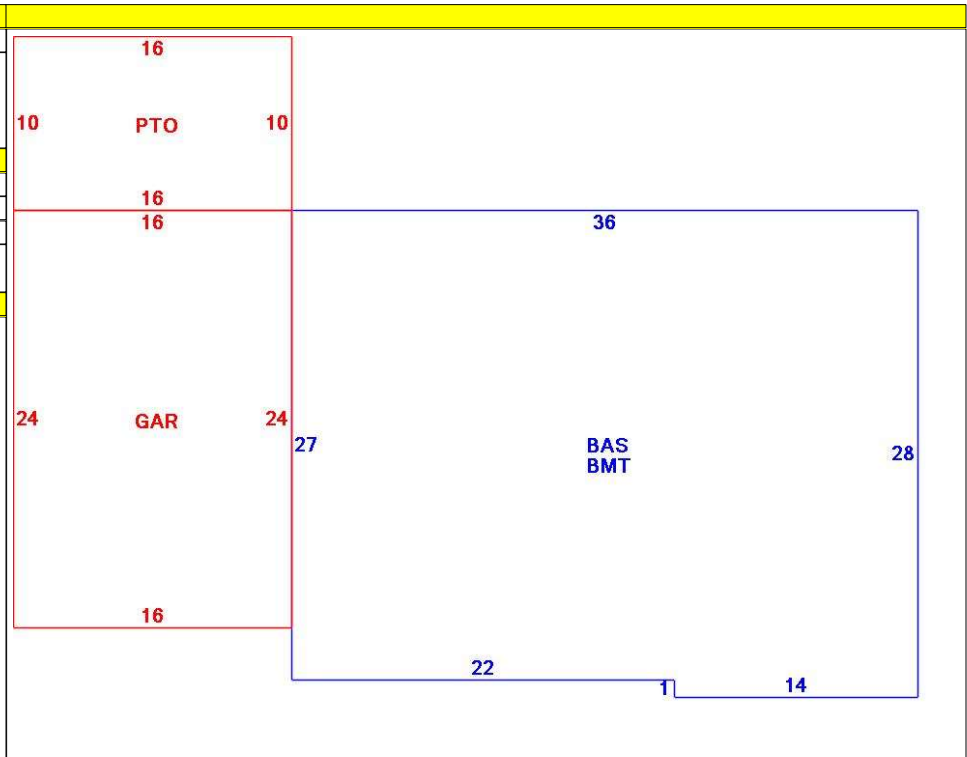
BUILDING PERMIT RECORD								VISIT / CHANGE HISTORY						
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments	Date	Id	Type	Is	Cd	Purpost/Result
									05-01-2020	WD			FR	Field Review
									11-08-2017	SR	02		03	Cycl Insp Comp
									08-07-2017	GC	03		16	In Office Review
									05-17-2017	LH	03		16	In Office Review
									02-05-2001	PT	01		00	Meas/Listed-Interior Acces
									10-15-1987	ME	02		01	Meas/Est

LAND LINE VALUATION SECTION																	
B	Use Code	Description	Zone	LA	Land Units	Unit Price	Size Adj	AC Disc	Site Index	Cond.	Nbhd.	Nbhd. Adj	Notes	Location Adjustmen	Adj Unit P	Land Value	
1	1010	Single Fam M-0	RB	4	0.280	AC	176,344.00	3.03702	1.0000	5	1.00	0104	0.900		1.0000	482,001.0	135,000
Total Card Land Units					0.28	AC	Parcel Total Land Area					0.28	Total Land Value			135,000	

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	01	Ranch			
Model	01	Residential			
Grade:	C	Average			
Stories	1	1 Story			
Exterior Wall 1	14	Wood Shingle			
Exterior Wall 2	11	Clapboard			
RooF Structure	03	Gable/Hip			
RooF Cover	03	Asph/F Gls/Cmp			
Interior Wall 1	05	Drywall			
Interior Wall 2					
Interior Floor 1	14	Carpet			
Interior Floor 2					
Heat Fuel	03	Gas			
Heat Type	04	Hot Air			
AC Type	03	Central			
Bedrooms	02	2 Bedrooms			
Full Baths	1				
Half Baths	0				
Extra Fixtures					
Total Rooms	5	5 Rooms			
Bath Style					
Kitchen Style					
Occupancy					
Sewer Occupan					
Accessory Apt					
Foundation Alt	01	Poured Conc.			
Rms Prts					
Bath Split	10	1 Full-0 Half			

CONDO DATA			
Parcel Id	C	Ownr	0.0
Adjust Type	Code	Description	Factor%
Condo Flr			
Condo Unit			

COST / MARKET VALUATION	
Building Value New	314,682
Year Built	1974
Effective Year Built	1997
Depreciation Code	A
Remodel Rating	
Year Remodeled	
Depreciation %	21
Functional Obsol	0
External Obsol	0
Trend Factor	1
Condition	
Condition %	
Percent Good	79
RCNLD	248,600
Dep % Ovr	
Dep Ovr Comment	
Misc Imp Ovr	
Misc Imp Ovr Comment	
Cost to Cure Ovr	
Cost to Cure Ovr Comment	



OB - OUTBUILDING & YARD ITEMS(L) / XF - BUILDING EXTRA FEATURES(B)										
Code	Description	L/B	Units	Unit Price	Yr Blt	Cond. Cd	% Gd	Grade	Grade Adj.	Appr. Value
FPL1	Fireplace 1 sto	B	1	5000.00	1995		79		0.00	4,000
BFA	Bsmt Fin-Avg	B	400	17.36	1995		79		0.00	5,500
PAT1	Patio- Average	L	160	5.89	1996		77		0.00	800
GAR	Attached Gara	B	384	40.00	1995		79		0.00	12,400
BMT	Basement-Unfi	B	986	26.01	1995		79		0.00	20,800

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	986	986	986	319.15	314,682
BMT	Basement Area	0	986	0	0.00	0
GAR	Attached Garage	0	384	0	0.00	0
PTO	Patio	0	160	0	0.00	0
Ttl Gross Liv / Lease Area		986	2,516	986		314,682

